

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery

State: AL

PJ's Total HOME Allocation Received: \$19,021,636

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	7		
<u>Program Progress:</u>							
% of Funds Committed	100.00 %	96.66 %	1	94.94 %	100		100
% of Funds Disbursed	91.21 %	82.70 %	1	84.35 %	78		75
Leveraging Ratio for Rental Activities	2.97	1.55	1	4.59	32		37
% of Completed Rental Disbursements to All Rental Commitments***	93.18 %	85.88 %	4	81.38 %	52		45
% of Completed CHDO Disbursements to All CHDO Reservations***	76.72 %	71.56 %	3	68.05 %	63		59
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	42.12 %	76.60 %	6	79.65 %	4		4
% of 0-30% AMI Renters to All Renters***	23.03 %	45.81 %	5	44.76 %	14		15
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	76.06 %	91.93 %	6	94.31 %	6		5
<u>Overall Ranking:</u>			In State:	5 / 7	Nationally:	24	28
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$20,967	\$21,032		\$25,245	330 Units		51.20 %
Homebuyer Unit	\$20,456	\$20,334		\$14,395	300 Units		46.60 %
Homeowner-Rehab Unit	\$15,541	\$16,597		\$20,186	14 Units		2.20 %
TBRA Unit	\$0	\$4,811		\$3,142	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$60,877	\$81,839	\$15,542
State:*	\$68,809	\$76,720	\$20,188
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.75

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	12.0	3.7	7.1	0.0
Black/African American:	88.0	96.3	92.9	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.0	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	30.3	18.0	50.0	0.0
2 Persons:	24.7	24.7	21.4	0.0
3 Persons:	29.1	37.0	14.3	0.0
4 Persons:	12.4	13.3	14.3	0.0
5 Persons:	2.4	4.3	0.0	0.0
6 Persons:	1.2	2.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.1	55.3	21.4	0.0
Elderly:	14.7	2.3	50.0	0.0
Related/Single Parent:	41.0	23.3	0.0	0.0
Related/Two Parent:	12.7	15.7	7.1	0.0
Other:	4.4	3.3	21.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.4	0.3 [#]
HOME TBRA:	0.0	
Other:	3.2	
No Assistance:	86.5	

of Section 504 Compliant Units / Completed Units Since 2001 74

* The State average includes all local and the State PJs within that state

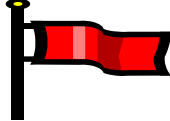
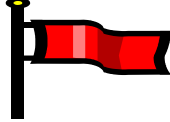
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery State: AL Group Rank: 24
(Percentile)
State Rank: 5 / 7 PJs Overall Rank: 28
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	93.18	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	76.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	42.12	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	76.06	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

